

## CAPSULE SUMMARY SHEET

**Survey No.:** PG:76A-39

**Construction Date:** circa 1940 – circa 1955

**Name:** Morningside

**Location:** Woodland Rd., Forest Grove Dr., Maple Rd., Pine Grove Dr., Boxwood Dr., Elgin Ct., Allies Rd., Larkspur Rd., Larches Ct., Ames St., Morgan Rd., Randolph Rd., Poplar Rd., Marianne Ct., Marianne Dr., Pickett Dr., Pickett Ct., Beauford Rd.; Morningside; Prince George's County

Private and Public Ownership / Use: Residential, Educational, Municipal / Occupied / Condition: Good / Unrestricted Access

### **Description:**

The town of Morningside is located directly northwest of Andrews Air Force Base in Prince George's County. This planned suburban development consists of approximately 450 circa 1940 to circa 1955 Cape Cod houses arranged along a curvilinear system of streets. Schools, a municipal center, a fire station and park lands are located around the periphery.

### **Significance:**

Morningside developed beginning in 1940 as part of the World War II and post-World War II suburban housing boom that took place in Prince George's county. This large, planned suburban development attracted employees of the nearby Andrews Air Force Base, Census Bureau and Navy Hydrographic Office. Morningside has an unusually high concentration of nearly-identical Cape Cod houses which are typical of their time period. The community is unusually complete, with municipal, educational and recreational facilities.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties

DOE ☐ yes ☐ no

### 1. Name (indicate preferred name)

historic Morningside (Preferred)

and/or common

### 2. Location

street & number: Woodland Rd., Forest Grove Dr., Maple Rd., Pine Grove Dr., Boxwood Dr., Elgin Ct., Allies Rd., Larkspur Rd., Larches Ct., Ames St., Morgan Rd., Randolph Rd., Poplar Rd., Marianne Ct., Marianne Dr., Lou Ln., Pickett Dr., Pickett Ct., Beauford Rd. ☐ not for publication

city, town Morningside

congressional district

state Maryland

county Prince George's

### 3. Classification

**Category**

- ☒ district  
☐ building(s)  
☐ structure  
☐ site  
☐ object

**Ownership**

- ☐ public  
☐ private  
☒ both

**Public Acquisition**

- ☐ in process  
☐ being considered  
☒ not applicable

**Status**

- ☒ occupied  
☐ unoccupied  
☐ work in progress

**Accessible**

- ☐ yes: restricted  
☒ yes: unrestricted  
☐ no

**Present Use**

- ☐ agriculture  
☐ commercial  
☒ educational  
☐ entertainment  
☒ government  
☐ industrial  
☐ military

- ☐ museum  
☒ park  
☒ private residence  
☐ religious  
☐ scientific  
☐ transportation  
☐ other:

### 4. Owner of Property (give names and mailing addresses of all owners)

name Multiple Owners

street &amp; number:

telephone no.:

city, town

state and zip code:

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Land Records Office of Prince George's County  
 Prince George's County Judicial Center

liber:

street &amp; number 14741 Governor Oden Bowie Drive

folio:

city, town Upper Marlboro

state Maryland

### 6. Representation in Existing Historical Surveys

title

date

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town

state

## 7. Description

Survey No. PG76A-39

### Condition

- ☐ excellent  
☒ good

- ☐ deteriorated  
☐ ruins

### Check one

- ☐ unaltered  
☒ altered

### Check one

- ☒ original site  
☐ moved

date of move

Resource Count: approximately 450

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The town of Morningside is a Planned Suburban Development located directly northwest of Andrews Air Force Base in Prince George's County. It consists of approximately 450 circa 1940 to circa 1955 Cape Cod houses arranged along a curvilinear system of streets. Schools, a municipal center, a fire station and park lands are located around the periphery.

Morningside was constructed around the circa 1900 Thomas farm house, located at 4406 Maple Road. The 2 ½-story, 3-bay house has a parged foundation, wood weatherboard and an asphalt-shingle, side-gable roof with a bracketed cornice. Brick chimneys are located in the center of the main block and rear ell. The off-center entry on the north elevation consists of a half-glass door with a simple portico. The 6/6 windows are original. The house has a gable addition on the east elevation and a hipped-roof porch on the west. Owner: Lester and Peggy Smith (See Photos 1-3 of 16)

The streets of Morningside are short and winding with names such as "Pine Grove", "Maple" and "Larkspur." Most of the streets have sidewalks with no planting strips. Some of the streets around the periphery of the town have only curbs. The lots average about ¼ acre and are deeper than they are wide. Most of the lots have walkways, driveways and large trees. Chain link fences are also common. The houses are positioned close to the road. Within the development, the lots are entirely residential.

House Types: Morningside has two basic variations on the Cape Cod model, one found primarily in the original part of Morningside (to the north), and one found primarily in Upper Morningside (to the south). Both models are 1 ½-stories tall and 3-bays wide with side-gable roofs. They are of balloon-frame construction with concrete-block foundations, asbestos-shingle siding, asphalt-shingle, side-gable roofs and central brick chimneys.

Model 1: Morningside: The houses in the original part of Morningside have no dormer windows. The main entry to these houses can be located in the center bay (most common) or one of the side bays. The doors have plain surrounds. The original windows had 6/6, double-hung wood sashes. Many houses of this model have a small room extending to one side. Example: 6700 Pine Grove Rd., Owners: Richard and Mary Gould (See Photo 4 of 16).

Model 2: Upper Morningside: The houses in Upper Morningside have two gable dormers on the front elevations and full-width shed dormers on the rear. The main entry to these houses is always located in the center bay. The doors have fluted pilasters and flat pediments. The original windows had 6/1, double-hung wood sashes. Example: 4703 Beauford Rd., Owner: Jaya Patel (See Photo 5 of 16).

Common alterations to all of the houses include modern siding, modern windows, awnings, additions to the side or the rear, porches, porticos, and additional dormers. Less common alterations include the raising of a story and the addition of a second chimney.

Approximately 20-25 houses of later dates are scattered throughout Morningside. Pickett Court, at the south end of the community, contains approximately 10 late 1950s Ranch houses (See Photo 12 of 16).

Morningside has many community amenities around its periphery. The town is bounded on the north by park lands along Suitland Parkway. East of the residential area, at the end of Ames Street, are the Morningside Elementary School, the Benjamin D. Foulis Elementary School, and the Morningside Municipal Building. The circa 1955 Morningside Elementary School is a long, low brick building with a flat roof and multiple additions (See Photo 13 of 16). The circa 1970 Foulis Elementary School, originally constructed as the Morningside Jr. High School, has several 1- and 2-story brick wings with flat and low-pitched gable roofs (See Photo 14 of 16). The Morningside Municipal Building, constructed in 1978, is 1-story tall and constructed of brick with a gable roof (See Photo 15 of 16). At the intersection of Skyline Drive and Suitland Road is the circa 1955 Morningside Fire Station, a 1-story brick building with a flat roof and three garage bays (See Photo 16 of 16).

## 8. Significance

Survey No. PG:76A-39

Period	Areas of Significance – Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

**Specific Dates** circa 1940-circa 1955

**Developers** Morgan Wayson/Randolph Hopkins

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D  
and/or  
Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G  
Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support

Morningside developed beginning in 1940 as part of the World War II and post-World War II suburban housing boom that took place in Prince George's county. This large, planned suburban development attracted employees of the nearby Andrews Air Force Base, Census Bureau and Navy Hydrographic Office. Morningside has an unusually high concentration of nearly-identical Cape Cod houses which are typical of their time period. The community is unusually complete, with municipal, educational and recreational facilities.

Morningside was developed by Morgan Wayson and Randolph Hopkins on a farm owned by the Thomas family. Wayson and Hopkins purchased the property in 1938 and 1939, then constructed 100 low-cost houses in 1940. This original part of Morningside is located to the north along Pine Grove Drive, Maple Road, Boxwood Drive and Woodland Road. After a three-year pause in construction, Upper Morningside was developed with an additional 200 houses. Upper Morningside includes Allies Road, Larkspur Road, Maple Road, Poplar Road, Randolph Road, Morgan Road, Marianne Drive, Lou Lane, Pickett Drive and Beauford Road. Morningside incorporated in 1949 after persistent problems with flooding and sewage.

The town continued to mature during the 1950s. In 1954, the Washington Suburban Sanitary Commission constructed water and sewer lines through the town. Suitland Road was paved the following year, although the streets within Morningside were not paved until 1979. Morningside Elementary School, the current Morningside Volunteer Fire Department and Suitland Parkway had been constructed by 1955. Also in 1955, Dewey Freeman, who had developed commercial properties on Suitland Road, developed Pickett Court with brick ranch houses.

Morningside attracted military families as well as employees of the Navy Hydrographic Office and the Bureau of Census in the Suitland Federal Center. These installations opened during the 1940s as the Federal government began moving operations out of Washington, D.C. Housing construction boomed during and after World War II from the combination of new employees at these government centers, returning veterans, and the general trend toward suburbanization.

Planned Suburban Developments like Morningside became common during this time. Planned Suburban Developments were comprehensively planned and constructed by developers. The developer graded streets, provided some utilities, and offered one or more house models. Planned suburban development dominated the mid- and late-20<sup>th</sup> century.

The Cape Cod was one type of house that became ubiquitous in post-World War II Planned Suburban Developments. The 1 ½-story, 3-bay form had little exterior detail other than occasional references to the Colonial Revival style. The interior was divided into an "activity zone" with kitchen, dining and living areas, and a "quiet zone" with bedrooms. Low maintenance materials and modern appliances became standard. Although the original houses were very small, most included spaces such as an unfinished attic that could later be adapted as the family grew.

## CONTINUATION SHEET

### MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Morningside

SURVEY NO.: PG:76A-39

ADDRESS: Woodland Rd., Forest Grove Dr., Maple Rd., Pine Grove Dr., Boxwood Dr., Elgin Ct., Allies Rd., Larkspur Rd., Larches Ct., Ames St., Morgan Rd., Randolph Rd., Poplar Rd., Marianne Ct., Marianne Dr., Lou Ln., Pickett Dr., Pickett Ct., Beauford Rd.; Morningside; Prince George's County

## 8. Significance (Continued)

### National Register Evaluation:

Character-defining elements for Planned Suburban Developments, as defined in the I-495/I-95 Capital Beltway Corridor Transportation Study, include 1) concentration of historically or aesthetically-cohesive buildings; 2) community design with planned landscape and public amenities; 3) single period of construction; and 4) architecturally-significant suburban building types. To be considered eligible for the National Register of Historic Places, Planned Suburban Developments must possess excellent integrity of all character-defining elements. Morningside has all of the character-defining elements. The town was constructed entirely during the 1940s with Cape Cod houses, a major suburban building type. The town also includes public amenities such as schools, municipal buildings and a park. Morningside is a complete and cohesive Planned Suburban Development.

Morningside is eligible for the National Register of Historic Places. The town is eligible under Criterion A as a significant post-World War II suburban community in Prince George's County. Morningside developed specifically in response to the opening of Andrews Air Force Base and other Federal employment centers in the County. The 450-household development was not merely another subdivision, rather it was a large and significant community that quickly incorporated as a town and became a major residential center. Morningside is not eligible under Criterion B, as research conducted indicates no association with persons who have made specific contributions to history. Morningside is eligible under Criterion C as an outstanding example of a Planned Suburban Development. Morningside has all the character-defining elements of a Planned Suburban Development, including cohesive building stock and public amenities. While most of the houses have been altered, the small, simple houses of this period were intended to be adapted to changing needs. The community retains its integrity of location, design, setting, feeling and association.

Investigations have not been conducted to determine whether the property has the potential to yield information important in history or pre-history, therefore eligibility under Criterion D cannot be assessed at this time.

### MARYLAND HISTORICAL TRUST

Eligibility recommended ☒

Eligibility Not Recommended:

Comments:

Reviewer, OPS:

Date:

9/14/00

Reviewer, NR Program:

Date:

10/12/00

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## 9. Major Bibliographical References

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Survey No. PG:76A-39

See Continuation Sheet

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## 10. Geographical Data

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Acreage of nominated property approx. 1 square mile

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Quadrangle name Anacostia, DC-MD

Quadrangle scale 1:24,000

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### Verbal boundary description and justification

See Continuation Sheet

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### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

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## 11. Form Prepared By

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name/title Julie Darsie

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organization KCI Technologies, Inc.

date January 2000

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street & number 10 North Park Drive

telephone 410-316-7800

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city or town Hunt Valley

state/zip Maryland, 21030

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The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

Return to:

Maryland Historical Trust  
DHCP/DHCD  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

## CONTINUATION SHEET

### MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

**RESOURCE NAME:** Morningside

**SURVEY NO.:** PG:76A-39

**ADDRESS:** Woodland Rd., Forest Grove Dr., Maple Rd., Pine Grove Dr., Boxwood Dr., Elgin Ct., Allies Rd., Larkspur Rd., Larches Ct., Ames St., Morgan Rd., Randolph Rd., Poplar Rd., Marianne Ct., Marianne Dr., Lou Ln., Pickett Dr., Pickett Ct., Beauford Rd.; Morningside; Prince George's County

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## 9. Major Bibliographical References (Continued)

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Denny, George D., Jr. *Proud Past, Promising Future: Cities and Towns in Prince George's County*. Brentwood, Maryland: Tuxedo Press, 1997.

Flynn, George. 1955. Residents See Early End to Sewage Crisis. *The Sunday Star*. Sunday, April 10.

KCI Technologies, Inc. October 1997. Suburbanization Historic Context and Survey Methodology: I-495/I-95 Capital Beltway Corridor Transportation Study. Rev. November 1999. Vol. 1. Maryland Department of Transportation, State Highway Administration.

*The Neighborhoods of Prince George's County*. Upper Marlboro: Community Renewal Program, 1974.

United States Geological Survey. 1917. *Washington and Vicinity Topographic Map*. Washington, D.C.: USGS.

----- 1944. *Washington and Vicinity Topographic Map*. Washington, D.C.: USGS.

----- 1956. *Anacostia, DC-MD Quadrangle Map*. Washington, D.C.: USGS.

----- 1965. *Anacostia, DC-MD Quadrangle Map*. Washington, D.C.: USGS.

## CONTINUATION SHEET

### MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

**RESOURCE NAME:** Morningside

**SURVEY NO.:** PG:76A-39

**ADDRESS:** Woodland Rd., Forest Grove Dr., Maple Rd., Pine Grove Dr., Boxwood Dr., Elgin Ct., Allies Rd., Larkspur Rd., Larches Ct., Ames St., Morgan Rd., Randolph Rd., Poplar Rd., Marianne Ct., Marianne Dr., Lou Ln., Pickett Dr., Pickett Ct., Beauford Rd.; Morningside; Prince George's County

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## 10. Geographical Data (Continued)

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### Verbal Boundary Description and Justification:

The National Register boundary for Morningside corresponds to the municipal boundary for the town east of Suitland Road with the addition of the properties south of the municipal boundary along Pickett Drive, Lou Lane, Pickett Court and Suitland Road. These additional properties are included because they are part of the continuous landscape of Morningside. Morningside is bounded on the north by Suitland Parkway, on the southeast by adjacent undeveloped tax parcels and the Capital Beltway, and on the southwest by Suitland Road. The boundary encompasses approximately 1 square mile and includes extent of the Morningside and Upper Morningside developments as well as the associated community properties. The boundary excludes the properties on the west side of Suitland Road because they are not part of the historic fabric of the community.



## CONTINUATION SHEET

### MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Morningside

SURVEY NO.: PG:76A-39

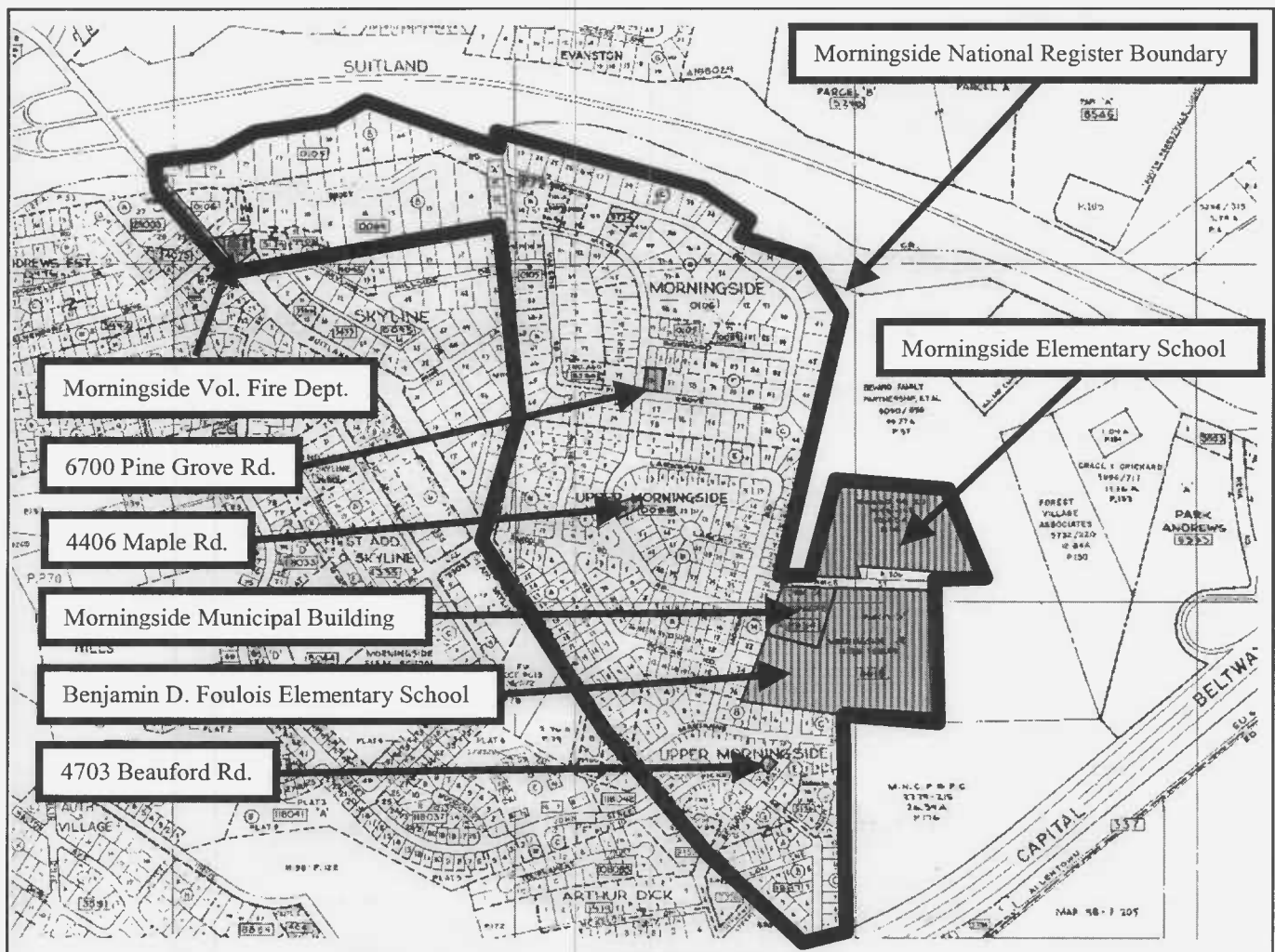
ADDRESS: Woodland Rd., Forest Grove Dr., Maple Rd., Pine Grove Dr., Boxwood Dr., Elgin Ct., Allies Rd., Larkspur Rd., Larches Ct., Ames St., Morgan Rd., Randolph Rd., Poplar Rd., Marianne Ct., Marianne Dr., Lou Ln., Pickett Dr., Pickett Ct., Beauford Rd.; Morningside; Prince George's County

## 10. Geographical Data (Continued)

Resource Sketch Map and National Register Boundary Map:

### Prince George's County Tax Map 89

(Shaded areas represent properties specifically discussed in form)



## CONTINUATION SHEET

### MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

**RESOURCE NAME:** Morningside

**SURVEY NO.:** PG:76A-39

**ADDRESS:** Woodland Rd., Forest Grove Dr., Maple Rd., Pine Grove Dr., Boxwood Dr., Elgin Ct., Allies Rd., Larkspur Rd., Larches Ct., Ames St., Morgan Rd., Randolph Rd., Poplar Rd., Marianne Ct., Marianne Dr., Lou Ln., Pickett Dr., Pickett Ct., Beauford Rd.; Morningside; Prince George's County

### Maryland Comprehensive Historic Preservation Plan Data Sheet

#### Historic Context:

#### MARYLAND COMPREHENSIVE PRESERVATION DATA

Geographic Organization:

Western Shore

Chronological/Development Period Theme(s):

Modern Period (1930-Present)

Prehistoric/Historic Period Theme(s):

Architecture, Community Planning

#### RESOURCE TYPE:

Category (see Section 3 of survey form):

District

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

Residential, Education, Municipal

Known Design Source (write none if unknown):

None

I-495/I-95 Capital Beltway Corridor Transportation Improvement Study

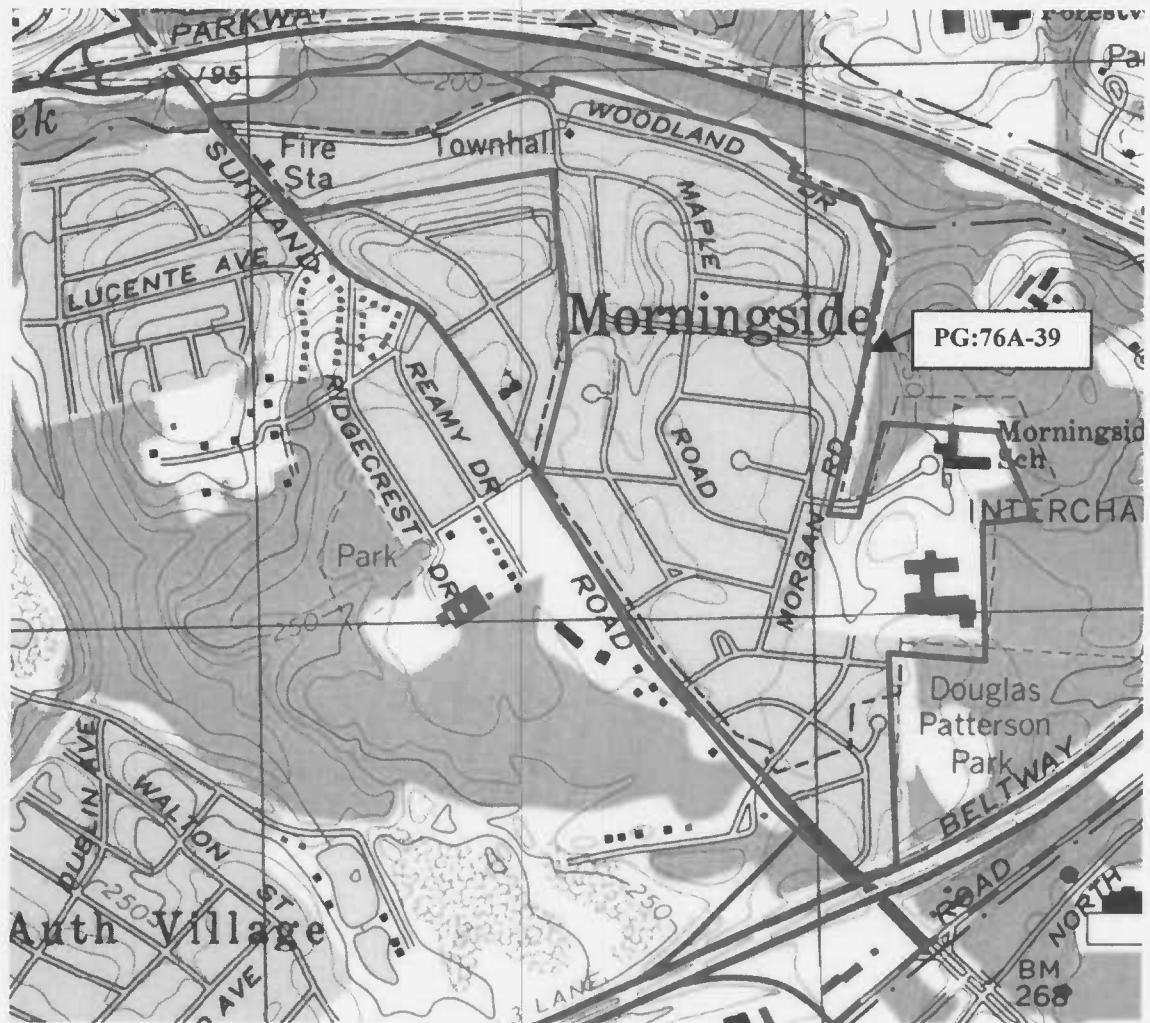
Property Name: MORNINGSIDE

MHT#: PG: 76A-39

Quad Name: ANACOSTIA



PG:76A-39  
Morningside  
Suitland  
Anacostia Quadrangle





1. RG 226 34
2. Morningside
3. Prince George's County, MD
4. Julia Doris
5. 12/99
6. MD SHPO
7. Thomas Henry, "Unit 5"
8. 1 of 112



1. PG-768 34
2. Maryland
3. Prince George's County, MD
4. John Davis
5. 12/99
6. MD 345
7. Thomas Hood, 1400 3E
8. 2 of 10





1. Pg. 116A-39
2. Morningstar
3. Prince George's County, MD
4. Julie Davis
5. 12/19
6. MD SHPO
7. Thomas House, View 12
8. 3d fl.



1. 06 76A-2A

2. 11 0000 1500

3. 2, 10, 20 0000 1500

4. 0000 1500

5. 12/97

6. 0000 1500

7. 0000 1500 0000 1500, 0000 1500

8. 4 of 16



1 Pa. 100A-59

2 Morningstar

3 Prince Georges County, MD

4 Julie Dolsie

5 1974

6 MD 5110

7 1973 Bradford Rd. VA 22110

8 5 of 16









1. 1/11/11 131

2. 1/11/11 131

3. Prince Georges County MD

4. 1/11/11 131

5. 12/10/11

6. 1/11/11 131

7. Streetscape Robert Dr View SE

8. 7 of 16



- 1. P&P 16.6 3A
- 2. Morning-side
- 3. River Grange C. 1 MO
- 4. Julie Davis
- 5. 12/19/94
- 6. MO SITE
- 7. Streetscape of Morgan Rd, View NE
- 8. 8 of 16



1. North Hill
2. Potterside
3. Prince George County, MD
4. Tulie Dorie
5. 1999
6. MDSHP
7. Street scene of Mansana Dr, View NE
8. 9 of 15









1. PG 76A-24
2. Hanning Side
3. Hines Canyon County Rd.
4. Tule Oct 1960
5. 19190
6. MID STPG
7. Streetscape of Maple Rd, View NW
8. 11 of 16



1. PG-76A-34
2. Morningside
3. Prince George's County, MD
4. Julie Dorrie
5. 12/1999
6. NO SHPO
7. Streetscape of Pickett St., View NE
8. 12 of 16



1. PG NoA-39
2. Photo of MPO
3. Prince Georges County, MD
4. John Deere
5. 12/99
6. MPO MPO
7. Maryland E-Banking - PostView NE
8. 10/16













1. PG 942-21
2. Marmaguide
3. Prince George's Co., MD
4. Nube Doran
5. 1/194
6. MD SHPO
7. Marmaguide Volunteer Fire Dept., View SE
8. 10 of 16